

Final

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

**Public Private Venture Family Housing Area
Naval Weapons Station Seal Beach, Detachment Fallbrook
Fallbrook, California**

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2.6.9 Radon

Radon is a naturally-occurring, colorless, and odorless radioactive gas that is produced by the radioactive decay of naturally occurring uranium (i.e., uranium decays to radium and then radon). Radon that is present in soil can enter a building through small spaces and openings and can accumulate in enclosed areas such as basements. The most recent DoD policy with regard to radon is described in the DoD memorandum *Asbestos, Lead-based Paint and Radon Policies at Base Realignment and Closure Properties* (DoD 1994). This memorandum states that, in accordance with 26 United States Code (USC) Sections 2661 to 2671, the DoD will conduct a study to determine radon levels in a representative sample of its buildings. The DoD has applied EPA guidelines for residential structures (i.e., an average radon concentration of 4 picocuries per liter [pCi/L]) with regard to remedial actions.

Based on the visual property inspection, document review, and personnel interviews, no evidence was found to indicate the current or historical presence of actionable concentrations of radon gas within the Subject Lease Property. According to Mr. Paul Nguyen, radon was surveyed at the installation during an informal study conducted by EPSO at Seal Beach and Det. Fallbrook. During this survey, a number of samples were collected and reported results were less than 4 pCi/L.

2.6.10 Pesticides, Herbicides, and Fungicides

Based on the visual property inspection, document review, and personnel interviews, no evidence was found to indicate current or historical use, storage, or disposal of larger than household quantities (i.e., less than one liter) of pesticides, herbicides, or fungicides within the Subject Lease Property. According to Cartwright Termite and Pest Control (name and number on the objects shown in photos B-6, B-9, and B-15 of Appendix B), the three traps seen in the Subject Lease Property are for rodent control and have not been serviced in approximately two years.

Based upon personnel interviews with Ms. Lisa Bosalet, past application of chlordane is considered to be possible, particularly in consideration of the age of the housing units within the Subject Lease Property. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. No sampling was performed as part of the ECP survey for Det. Fallbrook to confirm the presence or absence of chlordane within the Subject Lease Property. According to the EPA, chlordane was used as a pesticide in the United States from 1948 to 1988. In 1988, all approved uses of chlordane in the United States were canceled (EPA 2007). From 1983 to 1988, chlordane's only approved use was to control termites in homes. The pesticide was applied underground around the foundation of homes. Before 1978, chlordane was also used as a pesticide on agricultural crops, lawns, and gardens and as a fumigating agent. In 1978, EPA canceled the use of chlordane on food crops and phased out other above-ground uses over the following 5 years. According to the EPA, chlordane can remain persistent in soils for over 20 years. It is possible that other pesticides beside chlordane have been used within the Subject Lease Property.

Five USTs were reported in a Field Checklist for Environmental Baseline Survey dated 9/12/2000 (*Utility Privatization Initiative Request for Proposal, Utility System Privatization at NAS Lemoore, NAS Fallon, NWS Seal Beach, NWS Fallbrook Detachment, and NAF El Centro, SWDIV*):

- Three diesel USTs ranging in size from 4,000 to 10,000 gallons, located at Buildings 336 (0.5-miles west), 380 (2 miles south), and 210 (one mile south).
- Two unleaded gasoline USTs with a capacity of 10,000 gallons each, located at Building 224 (one mile south).

Based on information obtained during the ECP survey, there is currently only one active UST at the base, which is located in Building 380 (provides fuel to the boiler within Building 380). Based on pertinent documents reviewed and interviews with Mr. Paul Nguyen and Mr. Kevin Bouelle, additional oil and petroleum product storage and distribution are located south of the Subject Lease Property at a distance of greater than 0.5 miles.

2.7.5 Oil/Water Separators

Oil/water separators are known to be on-base at hazardous material storage facilities, the wash racks for vehicle and engine maintenance, and at the storm water outfall from the Marine Reserve vehicle parking area. No documentation was observed or discovered addressing oil/water separator locations and status. Mr. Paul Nguyen stated the oil/water separators were cleaned out routinely and maintained by Base personnel and that there were no oil/water separators in the vicinity of the Subject Lease Property.

2.7.6 Pesticides, Herbicides, and Fungicides

Detachment Fallbrook has eleven Integrated Pest Management Outlines (IPMO) for specific pests (including ants, bees and wasps, cockroaches, mosquitoes, domestic rodents, termites, other vertebrate pests, and weeds) and locations on the base (Attachment 6). The IPMOs describe the purpose, surveillance, pest management techniques, precautions for sensitive areas, prohibited practices, environmental concerns, and other remarks (Bennett, C. W. and R. Schallmann 2004). The limited quantities and/or concentrations of pesticides, herbicides, and fungicides specified for application by the IPMO are not considered to represent a recognized environmental condition.

Based upon personnel interviews with Ms. Lisa Bosalet, past application of chlordane is considered to be possible, particularly with consideration of the age of installation facilities in the vicinity of the Subject Lease Property. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. Further information from the EPA regarding chlordane can be found in Section 2.6.10.